

MINUTES OF THE MONTHLY MEETING OF THE
TRINIDAD PLANNING COMMISSION
Wednesday, June 20, 2018

I. CALL TO ORDER/ROLL CALL (6:00 pm)

Commissioners Present: Graves, Stockness, Gregory, Morgan, Johnson

Commissioners Absent: None

Staff: Planner Parker, Mateer

II. APPROVAL OF MINUTES

May 16, 2018

There were no comments on the minutes.

Motion (Morgan/Gregory) to approve the minutes as submitted.

Passed unanimously (4-0) with Johnson abstaining having not been in attendance.

III. APPROVAL OF AGENDA

Commissioner Stockness confirms that parking is a General Plan issue.

There were no changes to the agenda.

IV. ITEMS FROM THE FLOOR

There were no items from the floor.

V. AGENDA ITEMS

1. Reinman 2018-05: Design Review and Coastal Development Permit to construct approximately 10' x 12' patios/ covered balconies for each unit of a 4-plex.

Located at: 651 Parker St.; APN: 041-042-017

Staff Report

Parker summarizes the staff report. She explains that Commissioner Morgan owns property less than 300 ft. from the project. Under conflict of interest codes, there is a presumed economic conflict of interest. Parker continues, noting that Commissioner Morgan may recuse himself or refute the presumption. Morgan explains that, due to the minor nature of the project, he anticipates no financial effects and therefore does not need to recuse himself.

Parker summarizes the location, zoning, and existing structures that are part of the proposed project. She explains that the property on which the project is located is zoned UR - Urban Residential. The existing 4-plex structure was legally developed, but is nonconforming as to density, and likely use as well. Parker references Section 17.4.010.A and Section 17.64.010.C of the Zoning Ordinance and explains how the project fits into nonconforming use and structure regulations. Parker then summarizes the required Design Review and View Protection findings and proposed

conditions of approval. She provides a staff recommendation for approval but also explains the Commission's alternatives.

Commissioner Comments/Questions

Commissioner Stockness asks about the number of Short Term Rentals (STR) in the 4-plex. Parker responds that one unit is licensed as an STR, one is a minimum 30-day rental, which does not require an STR license, and the other two are regular long-term rentals.

Commissioner Johnson questions why there was not the time to send out referrals. Parker explains that there were several revisions to the plans, and it is a very simple project that won't affect wastewater, drainage, access, etc. that other City staff would need to review.

Commissioner Johnson inquires as to when the project structure was built. Parker responds that the specific date is unknown, but the structure was built in the mid-1970's, prior to adoption of the current Zoning Ordinance.

Commissioner Johnson notes that the historic Holy Trinity Church is in close proximity to the project site. Johnson spoke with operators of the church and confirmed their support of the project as proposed.

Commissioner Stockness clarifies some details of the proposed design. Agent S. Atkins explains that the 10' x 12' deck will be framed with ledger board attached to the existing studs. The existing leachfield, which was installed in 2016, is located to the south of the proposed patios/balconies.

Commissioner Graves asks whether there will be a clearly stated occupancy load on the deck. Agent Atkins responds that such signs are not required by the building code, but that there are new more robust load bearing requirements. Commissioner Graves also suggests that STR guests be made aware of the Saturday evening church services and directed to be respectful of them.

Public Comment

A. Grau (433 Ewing) inquires whether the proposed deck could be converted into a living space in the future. Parker responds that such a conversion could not occur without Design Review approval.

Commissioner Discussion

Commissioner Morgan suggests that the design of the proposed improvements will improve the look of the building.

Commissioner Stockness questions where construction trucks and associated vehicles will park. Applicant M. Reinman states that parking will be provided in the existing

parking spots adjacent to the building and associated with the property. Commissioner Stockness reaffirms that construction trucks and associated vehicles should park in locations belonging to the property as to not cause traffic congestion in the neighborhood.

Motion (Morgan/Stockness): Based on information submitted in the application and included in the staff report and public testimony, I move to adopt the information and findings in the staff report and approve the project as conditioned therein. Passed unanimously (5-0).

2. Review of Parking and Camping Regulation in the City.

Staff Report

Parker summarizes the concerns about overnight parking/camping in the City that have been brought up and how the current General Plan and Zoning Ordinance address the topic. Parker explains that overnight camping and parking on City streets for more than 72 hours is not permitted within the City limits. Parker recommends the City further address overnight parking/camping in the General Plan and Zoning Ordinance update. Parker notes however, that enforcement of these rules can be problematic.

Commissioner Comments/Questions

Commissioner Graves notes that the parking and camping ordinances refer to a "Chief of Police," which Trinidad no longer has due to contracting with the Sherriff's Department for police services. Commissioner Stockness suggests the City change the contract Sherriff's title to Chief of Police to avoid confusion and retain legal authority to issue tickets.

Public Comment

T. Davies (435 Ocean) expresses concerns with narrow streets and impacts associated with tourism, delivery trucks and construction vehicles. Mr. Davies asserts that parking is a planning issue. Planner Parker responds that it depends on the context. Parking requirements by land use are definitely planning related, and City-wide parking policies can also be within the purview of the Planning Department. However, enforcement and safety related parking restrictions fall within the City's police powers. Mr. Davies states his opposition to making Ocean Ave. a one-way street and recommends a traffic study for the proposed Edwards Street parking restrictions, because it would change traffic patterns. He also suggests limiting commercial vehicles on local streets. Stockness states that she is not in favor of a one-way street either.

L. Farrar (433 Ewing) states that she would like to see parking enforcement better address overnight parking/camping at beaches and public property. She also wants

to be clear as to who to call for night time coverage. Ms. Farrar also objects to any exceptions for STR parking requirements.

Commissioner Discussion

Commissioner Stockness suggests applying for more Measure Z funding to provide additional enforcement and police coverage in the City. Commissioner Graves explains Measure Z will be on the ballot again in the next election and may provide funds for enforcement. Commissioner Graves also suggests taxes could be raised to get additional deputy sheriffs available for the City.

VI. COUNCIL REPORT

Parker states that the council approved the Civic Club's request to consolidate the CDP process for the TML relocation. Therefore, the Coastal Commission will process the CDP for both sites, but Design Review approval by the City is still required. Parker also reports that the Council approved, in concept, some parking restrictions, including painting one side of the street red on a narrow section of Parker, and a 20 minute time restriction on the south side of Edwards between Ocean and Trinity. However, Coastal Commission staff have asserted that this could require a CDP.

VII. STAFF REPORT

Staff is working on implementation of the OWTS Management Program and was making good progress on issuing operating permits until Nicole left. Finishing the General Plan update is the priority for this summer/fall. An environmental assessment for Phase 2 of the Stormwater Improvement project is also a current priority. The Civic Club is working on applications for the follow-up permitting for the emergency TML relocation.

VIII. FUTURE AGENDA ITEMS

Parker notes that she is expecting an application to raise the tsunami siren on Trinidad Head. Commissioner Graves asks about the General Plan update. Parker explains that the General Plan and associated GIS work is in progress. Commissioner Stockness asks about the date of the Stormwater Project. Parker explains that she is not involved in the current construction schedule, just the environmental review and permitting for Phase 2.

IX. ADJOURNMENT

The meeting was adjourned at 7:13.

Submitted by:

Colin Mateer

Secretary to the Planning Commission

Approved by:

Original signed by: _____

John Graves

Planning Commission Chair